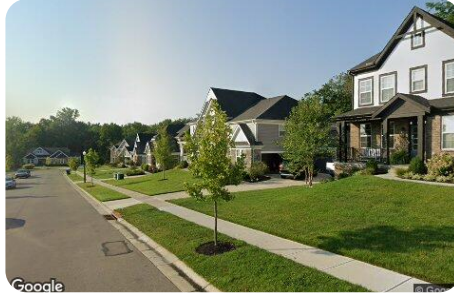


Single Family Residence **RESIDENTIAL**

4777 ROSES RUN

BATAVIA, OH 45103

\$645,746 TopHap Estimate · \$200 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,224 ft²
LIVING AREA

0.26 ac
LOT SIZE

2021
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

\$646K

\$605K low

\$687K high

Last Sale

\$620,000 · Aug 4, 2025

Est. Owner Equity

\$420,746

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$6,325 (2025)
Assessed Value	\$171,260
Previous Assessed	\$171,260
Assessor Market Value	\$489,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Clermont
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
View	Cul-De-Sac

Deck · 324 ft²

Patio · 388 ft²

Porch · 102 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2025	Resale	Warranty Deed	\$620,000	\$192	\$225K
May 20, 2021	Resale	Deed	\$480,780	\$149	\$385K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Batavia Middle School	Middle	6–8	4.4 mi
Batavia High School	High	9–12	4.5 mi
Batavia Elementary School	Elementary	PK–5	4.6 mi

District: Batavia Local School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 45103

113 CRIME INDEX	203 AIR POLLUTION	37,828 POPULATION	\$76K MEDIAN IN-COME	53°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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